

HARRIS COUNTY, TEXAS VICINITY MAP NOT-TO-SCALE

GENERAL NOTES

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. NCS-497592-HOU1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 18, 2011, ISSUED DATE OF AUGUST 1, 2011.

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR 0.999889531.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0880L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN—MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES. INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 1999—262 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- 5. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- 6. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- FENCE TIES SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
- 8. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION. SEE SHEET 2 OF 2.

SCHEDULE 'B' NOTES (G.F. No. NCS-497592-HOU1)

B.10(a) SUBJECT TO RESTRICTIVE COVENANTS FILED FOR RECORD IN HARRIS COUNTY CLERK'S FILE NO. D493018.

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FLOOD INFORMATION



WTR - TRAFFIC LIGHT POLE dPLM - PIPELINE MARKER - FOUND - DROP POLE - HANDICA - POWER POLE - GAS METER - METER POLE - SERVICE POLE - FIRE HYDRAN BC - BACK OF CURB _p___ - OVERHEAD POWER LIN - RIGHT-OF-WAY - GRATE INLET

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

ERIC S. GREENWOOD

H.C.C.F. No. 20110018913

LOT 10

150.00

VOL. 572, PG. 458, H.C.D.R.

S 72°50°16" E

CHILD CARE COUNCIL OF

GREATER HOUSTON, INC. H.C.C.F. NO. D493018

0

LOT 3

N 72:50'16" W

PETROCAPITAL AUGUSTA

PINES, LLC

H.C.C.F. No. 20110125538

LOT 9

GERALDINE DAWSON

H.C.C.F. NO. Y185703

LOT 8

FND 1/2" I.P. FOR REF N 34"33"51" E, 0.46"

HARVEST AFFORDABLE

HOMES, LLC

H.C.C.F. No. 20080619934

LOT 5

SET CAPPED 5/8" I.R. "WINDROSE LAND SERVICES"

LOT 7

CALLED SOUTH 40° OF LOTS 11 & 12

H.C.C.F. NO. Y715540

F.C. NO. 596182, H.C.M.R.

5411-058

LOT 2

- MANHOLE

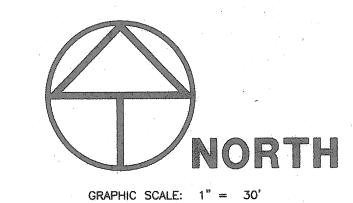
0.3444 ACRES

15,000 SQ. FT.

- Grease trap Manho - EXISTING - FILM CODE - CLEANOUT - PER PLANS - REINFORCED CONCRETE PIPE - TOP OF CURB - TELEPHONE PEDESTA SET CAPPED 5/8" IR - 5/8" IRON ROD W/PLASTIC CAP TEL - TELEPHONE - ELECTRIC METER STAMPED "WINDROSE LAND SERVICES" SWBT - SOUTHWESTERN BELL TELEPHONE CO. - LIGHT POLE - TREE/SHRUB - ELECTRIC SWITCH

SAN.SWR. - SANITARY SEWEI

REVISIONS BY REASON DATE



30 60 90 Feet

DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND, SITUATED IN THE LUKE MOORE SURVEY, ABSTRACT NO. 51, HARRIS COUNTY, TEXAS, AND BEING ALL OF LOTS 2, 3 AND 4, BLOCK "P" OF LEELAND PARK ADDITION, ALSO KNOWN AS HOUSTON BLOCK "P" OF LEELAND PARK ADDITION, ALSO KNOWN AS HOUSTON CITY STREET RAILWAY ADDITION NO. 4, MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 121, H.C.M.R. AND AMENDED IN VOL. 572, PG. 458, H.C.D.R. AND BEING THE SAME TRACT OF LAND CONVEYED TO CHILD CARE COUNCIL OF GREATER HOUSTON, INC. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) D493018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR OF 0.999889531;

BEGINNING AT A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET (GRID COORDINATES X:3127411.05, Y:13831400.85), ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF DREW STREET (40 FEET WIDE), AS RECORDED IN VOLUME 572, PAGE 458 OF THE HARRIS COUNTY MAP RECORDS, MARKING THE COMMON CORNER OF A 250 SQUARE FEET OF LAND DEDICATED TO THE CITY OF HOUSTON FOR R.O.W. PURPOSES IN PLAT OF LIGHT TERRACE AS RECORDED IN FILM CODE NO. 596182, H.C.M.R. AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 17 DEGREES 16 MINUTES 06 SECONDS EAST, DEPARTING THE NORTH R.O.W. LINE OF SAID DREW STREET, ALONG THE COMMON LINE OF LOT 1 AND LOT 2 OF SAID LIGHT TERRACE AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES SET (GRID COORDINATES, X:3127440.73, Y:13831496.34), MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE COMMON SOUTH CORNER OF LOTS 8 AND 9 OF SAID LEELAND PARK ADDITION, THE NORTHWEST CORNER OF LOT 5 OF SAID LEELAND PARK ADDITION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A FOUND 1/2" IRON PIPE BEARS FOR REFERENCE NORTH 34 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 0.46 FEET;

THENCE, SOUTH 17 DEGREES 16 MINUTES 06 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET (GRID COORDINATES, X:3127554.37, Y:13831356.59), ON THE NORTH RIGHT-OF-WAY LINE OF THE HEREIN SAID DREW STREET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEGREES 50 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID DREW STREET, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND AS SHOWN ON THE SURVEY, JOB NO 47723WC, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC

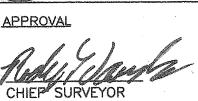
SURVEYOR'S CERTIFICATION

TO: CITY OF HOUSTON FIRST AMERICAN TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

· 101 📈

CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DEPARTMENT



10/13/2011 DATE 1/2011 RIGHT OF WAY SECTION

KEY MAP No. 493 Z LOTS 2, 3 & 4, BLOCK 'P' OF LEELAND PARK ADDITION, A.K.A. HOUSTON CITY STREET RAILWAY ADDITION NO. 4 VOL. 1, PG. 121 H.C.M.R. AMENDED UNDER VOL.

3200 Wilcrest, Suite 325 Houston, Texas 77042

Windrose Land Services, Inc.

Phone (713) 458-2282 Fax (713) 461-1151

Professional Development Consultants

Land Surveying, Platting, Project Management, GIS Services

GFS NO.

C.M. NO.

PARCEL NO. 5711-058 CIP NO.

GIMS MAP No. 5456D MORKS AND ENG ACCEPTED AND FILED . CITY DRAWING NU

CITY OF HOUSTON, HARRIS COUNTY, TEXAS JOB NO. 47723WC FIELDED BY: MO/DC CHECKED BY: MJK SHEET NO. 1 OF 2 DRAWN BY: SMH/GA FIELD DATE: 05-18-11

LAND TITLE SURVEY OF

572, PG. 458, H.C.D.R.

SITUATED IN THE LUKE MOORE SURVEY, A-51